

NEW CONSTRUCTION SHOWS INCREASE

Permits Granted to Erect Office Buildings and Dwellings in D. C.

Today closed an active week at the office of the building inspector in the District Building.

Beasie Y. Coates was issued permits to build three three-story office buildings at 1412-14-16 Eye street northwest; at a cost of \$100,000. D. N. Rust, Jr., was issued permits to Carmine Sessa, repairs to 1417 Seventh street northwest; cost, \$27,000. J. F. Spencer, to build one private garage, rear, 317 Eye street northwest; cost, \$1,000.

Carmine Sessa, repairs to 1427 Seventh street northwest; cost, \$1,000.

P. C. Sanders, to erect private garage, 909 G street southwest; cost, \$1,200.

M. Goldstein, repairs to 504 H street northwest; cost, \$3,000.

F. A. Linger, to build two one-story concrete stores, 2106-07 Rhode island avenue northeast; cost, \$7,000.

R. C. & G. Annan, to build one garage, rear, 1531 Kilbourne street northwest; cost, \$650.

S. G. Bell, to erect garage, rear, 2427 M street northwest; cost, \$300.

F. R. Hilliard, repairs to 1532 Seventh street northwest; cost, \$500.

R. E. Funkhouser, to build one two-story frame dwelling, 5406 Illinois avenue northwest; cost, \$6,000.

A. F. Miller, to erect two metal garages, rear, 1217 Georgia avenue northwest; cost, \$400.

D. N. Rust, to build one two-story frame dwelling, 907 Quackenbush street northwest; cost, \$5,500.

D. N. Rust, to build one two-story frame dwelling, 909 Quackenbush street northwest; cost, \$6,500.

D. N. Rust, to build one two-story frame dwelling, 6117 Georgia avenue northwest; cost, \$7,500.

L. J. Seigel, repairs to 1235 Seventh street northwest; cost, \$1,600.

Harry Wardman, to build sixteen brick, private garages, rear, 3512-14 Connecticut avenue northwest; cost, \$35,000.

L. C. Doyle, repairs to 3787 Jocelyn street northwest; cost, \$1,500.

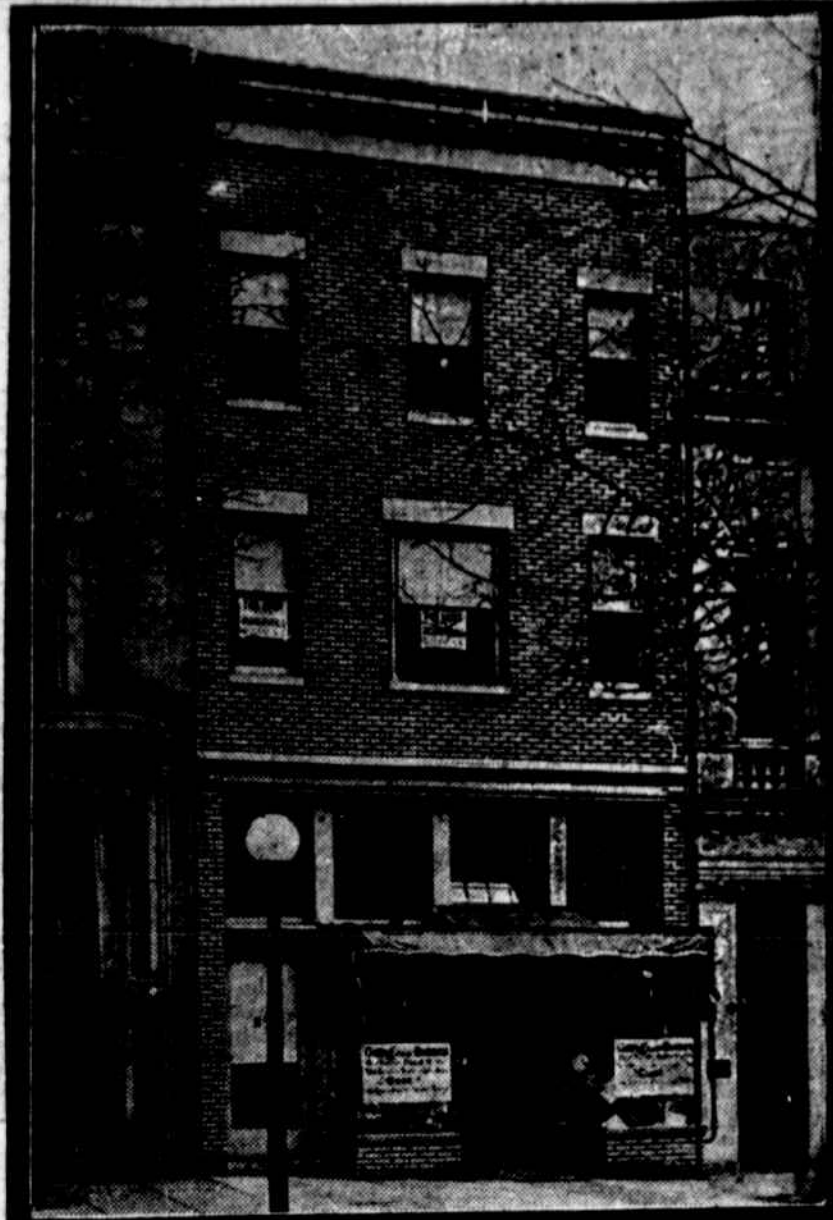
R. E. Gavin, repairs to 2112 Massachusetts avenue northwest; cost, \$3,000.

HOWENSTEIN COMPLETES NEW PRINCETON HOUSES

H. R. Howenstein Co., builders, 1314 F street have just completed another row of houses in their Princeton street operation; numbers 119 to 737 Princeton street northwest.

Houses in this section are in great demand and this firm has built and sold a great number in the past. These houses are very modern and conveniently located, being next to the Ninth street car line.

BUSINESS PROPERTY located at 1145 Connecticut avenue just recently purchased by A. E. Kelley, who will hold for investment, at a consideration of approximately \$75,000. Sale was made through Business Properties Department of McKeever & Goss.



PHILLIPS' OFFICE SELLS THREE NEW DWELLINGS

Argonne Place Houses Popular With Home Investors.

William S. Phillips, of 1409 New York avenue, reports the sale of three more houses recently constructed on Argonne place, making a total of eight now sold.

Major William R. Scott purchased 126 Argonne place northwest, and is now occupying the premises. Willa E. Hammond is now residing in her new home at 148 Argonne place, and Mattie P. Woolfolk is occupying 128 Argonne place, purchased by her during the past week.

The Argonne terrace houses are the very latest in improved construction, consisting of six rooms and bath, inclosed sleeping porch and built-in heated garage.

Other sales made during the week through this office are as follows:

Herman W. Craven purchased the seven-room and two baths brick house at 4709 Piney Branch road northwest from C. David Gibbons.

Annie E. Swartz, a local investor, purchased 5509 Thirteenth street northwest from D. J. Dunigan. This being one of the new houses recently completed by Mr. Dunigan.

Julia Chaley purchased from Miss Anita M. Renner, 4127 Ninth street northwest, which will be occupied by the purchaser.

STRAUS FAVORS NOW AS BUILDING PERIOD

Realty Man Believes Operations Best Timed at Present.

Commenting on the building situation, S. W. Straus, of S. W. Straus & Co., says:

"Indications at present point to very active building operations during the ensuing spring months.

"An unusual number of building projects are in contemplation, and actual operations throughout the country since the first of the year

have been on a more extensive scale than had been generally expected. If building conditions continue to pick up as they have since we entered the new year, 1921 will prove a record-breaking period in the annals of American construction.

"More and more it is becoming generally felt that income from improved property is getting on a more substantial footing than ever before. The feeling also is becoming more prevalent that now is just as good a time to go ahead with building operations as later.

"The scarcity of housing facilities is so great that intense activities over a period of two or three years at least are possible and such activities might result in a less favorable market both for labor and materials than now exists. Building at this time, therefore, is to be encouraged rather than discouraged and it seems a safe assumption that this sentiment is growing.

"While adverse circumstances might develop which would deter progress, it would not be surprising if the next sixty days witnessed the inauguration of very intensive building operations throughout the country."

COMPANY WOULD AID BUILDERS IN SUBURBS

There is no place like home, as the fellow without one so readily appreciates, hence the news that developments making home owning easier should prove interesting information to many of the people.

Out in the Chevy Chase, Takoma Park, Foxhall Heights, and other sections the Home Building League, Inc., with offices in the Continental Trust Building, is planning the erection of a number of modest homes to relieve the housing shortage. It is planned to furnish the architect, specification and materials and construct the dwellings for members according to their ideas, and finance them on a co-operative basis.

It is reported that many desirable lots in the nearby suburbs are already accessible for selection, and plans are arranged for the starting of construction.

CONSTRUCTION ACTIVE IN COAST METROPOLIS

If construction work were going on everywhere at the rate it is in Los Angeles, the national housing shortage would soon be relieved. Building

operations in that city last year exceeded \$60,000,000 in cost, and more than half this sum represented the construction of homes for the middle classes. The Los Angeles Times declares the city now houses more than 10,000 additional families. And the building program is being maintained at a rate which will take care of 50,000 more arrivals each year.

—REDUCED TO—
\$7950 ON EASY TERMS



FOR A QUICK SALE
8 ROOMS AND BATH
GARAGE

Lot 50x150 Feet
Woodridge Section
(20 Min. from Treasury Dept.)

This splendid residence property is well planned for roomy home comforts. First floor, 3 large rooms and reception hall—second floor, five large bedrooms and bath—entire house replete with modern improvements and conveniences—handsomely decorated—open fireplace—large colonial porch and many other attractive features.

POSSESSION AFTER APRIL 1ST

Wildman & Co.

9th and H Sts. N. W.

Franklin 6406

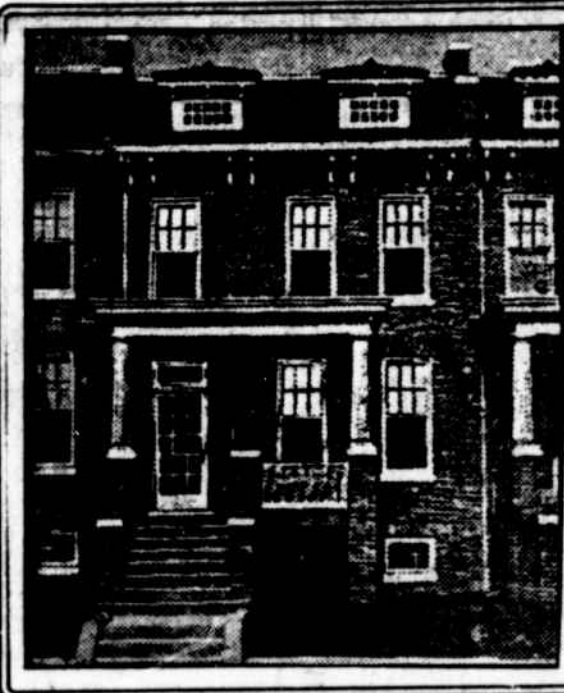
Save \$2,000 on the Price

Save Nearly Half the Rent You're Losing

INSPECT TOMORROW

Price \$7,950

You Save the Middleman's Profit



\$2,000 Less Than Other Builders Ask for Practically the Same House

719 to 737 Princeton St. N. W.

PRICE \$7,950 PAYMENTS LESS THAN USUAL RENT

SIX ROOMS AND BATH
FURNACE HEAT
ELECTRIC LIGHTS
LARGE LOTS, PAVED ALLEY
ROOM FOR GARAGE
LARGE PORCHES FRONT AND REAR
WINDOW SHADES
SIDE OVEN GAS RANGES
EXTRA LARGE CLOSETS

TAKE 9TH STREET CARS TO PRINCETON STREET AND WALK EAST ONE-HALF SQUARE OR PHONE US FOR AUTO

Houses Can Be Inspected Any Time---Open Sundays and Evenings

H. R. HOWENSTEIN CO.
1314 F Street N. W.

URGES MORTGAGE BANK TO PROMOTE HOUSING

Realtors Have Fallen Down on Job, Says New Yorker.

Elihu A. Cohen, president of the Broadway-John Street Corporation, New York city, would solve the housing problem by the formation of a mortgage bank with a capital of \$500,000,000, the stock of which could be exchanged for Liberty bonds held by savings banks, life insurance companies, etc. Cohen outlined his scheme before the Brooklyn Real Estate Board.

"The real estate fraternity of this city has fallen down on its job," said Mr. Cohen. "In many instances even today dishonesty, injustice and selfishness form a great part of the business."

"Until we of the real estate fraternity face the truth with courage, faith and an intense honesty of purpose the great problem of housing will not be solved."

"A mortgage bank having the capital of \$500,000,000 would solve the present necessity for more homes. The money would be loaned as called for and needed by home builders. One to two family houses would be given preference. And unless they were fireproofed and elevators were installed no multiple family houses over four stories should be constructed."

"The money for such a bank exists in frozen credits now lying in the savings banks, life insurance companies, fire insurance companies, all of which are tax exempt. These frozen credits are Liberty bonds. Under the plan each bank or company would take stock, paying for it with their Liberty bonds at par. The price of Liberty bonds would instantly rise all over the country if they were deposited in the mortgage bank at par to wait their new date."

"I would recommend that money be loaned on 80 per cent of the cost of land and building at 6 per cent per

annum. When this would be reduced to 70 per cent the interest would be reduced to 6 1/4 per cent and so on down to the smaller amounts.

"The city of New York has \$300,000,000 invested in its subways at present not bringing in a dollar of return. The leases of the subways terminate in forty-five years. When these properties revert to the landlord, the city of New York, they will be the more valuable properties if lined up with houses. Under the present plan homes will be encouraged along the subway and elevated lines. In that way, by the added members to be transported, the city will be making good its investment of \$300,000,000."

DETROIT IS ERECTING TEMPLE OF MOHAMMED

In Detroit, Mich., is now being erected the first edifice of worship in the United States for the followers of the prophet Mohammed. The mosque will be 45x20 feet, distinguished by two minarets, flanking a great dome in the center of the building. The minarets are surmounted by the crescent and the star, the sacred symbols of Islam.

Detroit is regarded as the seat for the Western centre of Islam, since within her bounds live more than 16,000 Mohammedans of many nationalities. No city in America has an equal number of Muslims.

The mosque is the gift of Mohammed Karoub, a wealthy real estate man and devout Musselman. When it is completed it will pass into the custody of Moslem Selah or congregation of Detroit, and its upkeep will be from money contributed by the faithful. It will draw the Musselmans from all parts of America in pilgrimages of worship. There are only two mosques in Europe maintained by the Moslems. One is in Budapest and the other in London.

JURY HOLDS TRAINMEN FOR RAIL CATASTROPHE

VALPARAISO, Ind., March 5.—William Long, engineer, and George F. Block, fireman, on the Michigan Central train into which a New York Central train crashed at Porter, Ind., interlocking crossing Sunday, with an attendant loss of forty-two lives, were held on charges of involuntary manslaughter yesterday by the Indiana commission investigating the disaster.

The men will be held in \$10,000 and \$5,000 bail, respectively, Coroner Seipel announced.

9th NEAR E. CAP. N. E.

\$8,850—An 8-room home with every modern convenience; hardwood trimmed throughout; 22-ft.-wide colonial front porch; combination electric lights and gas; h.w.h.; 4 large bedrooms and tiled bath; large cellar; tupe, toilet and large yard to wide alley. This is one of the choicest houses in the city and has everything to make a real and complete home. Have us show you this. \$2,000 cash. Immediate possession.

Davis & Steele
1420 New York Ave.
Main 5882-5398

Leading Real Estate Firms

Gasch & Birge
REAL ESTATE.
1326 N. Y. Ave. Main 5130

John F. Donohoe & Sons, Inc.,
Real Estate and Insurance.
Lincoln 84.
314 Pennsylvania Ave. S. E.

LOOK!!!!

We will furnish you the lots, building plans, finance and build you a home to suit your own ideas and income on our home developments at—

CHEVY CHASE PARK, D. C. CHEVERLY, MD.
TAKOMA PARK, D. C. MOUNT IDA, VA.
FOXALL HEIGHTS, D. C. COLUMBIA PARK, VA.

We also finance and build for LOT OWNERS in the District or nearby suburbs.

Call or write for further particulars and booklet.

The Home Building League
209 Continental Trust Building

A Selected List of Homes

Can be had at this office. We have recently had listed with us several of the most desirable homes on the market, a variety that cannot be surpassed by any office. You will do well to come here first.

Gardiner & Dent, Inc.
717 14th Street N. W.

915 ACRES AT AUCTION—

Sub-divided Into Four Tracts.

MONDAY, MARCH 7, 10 A. M.

Waverly, Estate of Late Gen. N. T. DePauw, 40 Miles From Washington, 2 Miles From Haymarket, Va.

One of the finest estates in Virginia, near exclusive social centers and famous hunt clubs. 915 acres adapted for wheat, corn, rye, oats, bluegrass and alfalfa; 300 acres of timber of good sizes; 2 immense barns; 5 exceptionally well constructed tenant houses; large residence equipped with electric lights, bath and heating plant; a large orchard in full bearing.

BUY AN ESTATE WITH A REPUTATION

Waverly has been marked by distinguished ownership, there having been only three transfers from the government, the first being Governor Foote, in whose possession it was for many years nursed and beautified; then passing into the hands of Major Janney, the famous Pittsburgh inventor, who lavished upon it every improvement and luxury that culture could conceive and unlimited means could provide; next and still fortunately it was transferred to the late General Newland T. DePauw, also of Pittsburgh, a wealthy glass manufacturer, whose heirs are making this sale. All of the former owners having been men of great wealth, the estate has never had to "pay for itself." Consequently it stands today preserved and unabused, ready to reward whoever, on March 7, may prove its fortunate purchaser.

Write for detailed information to

LOUISVILLE REAL ESTATE & DEVELOPMENT COMPANY
D. C. CLARKE, President.

Haymarket, Va.—Louisville, Ky.